HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: April 2016

Housing market intelligence you can count on

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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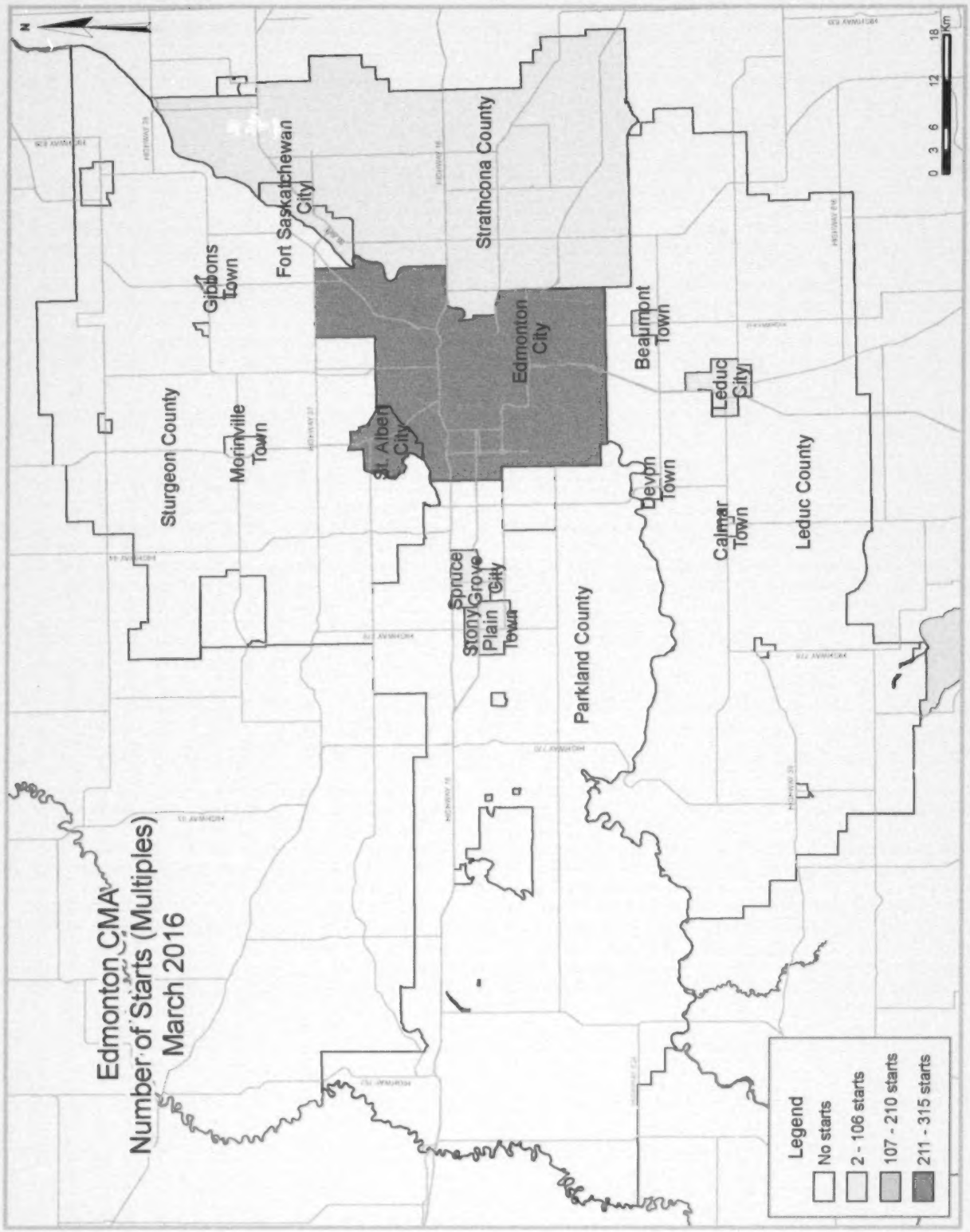
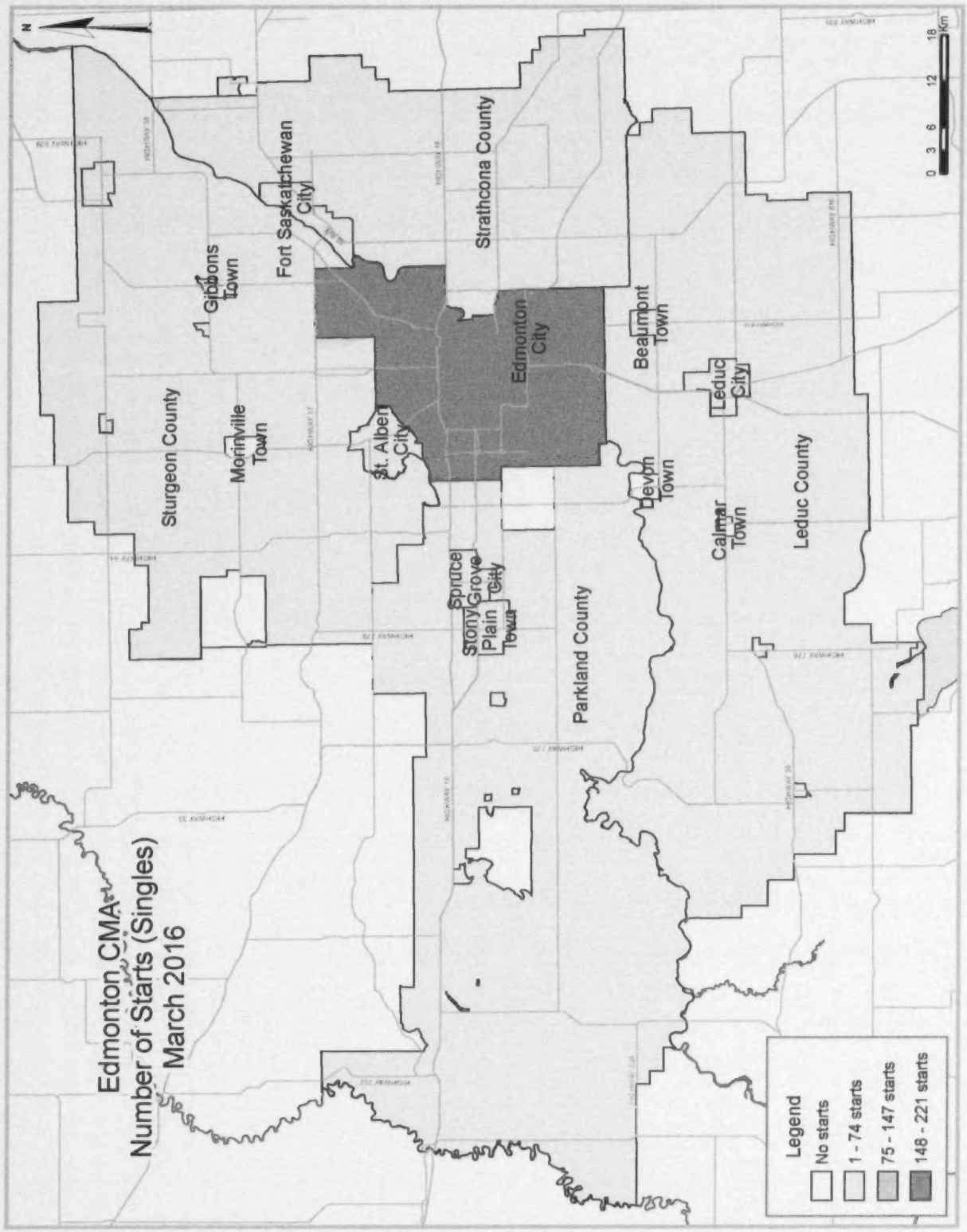
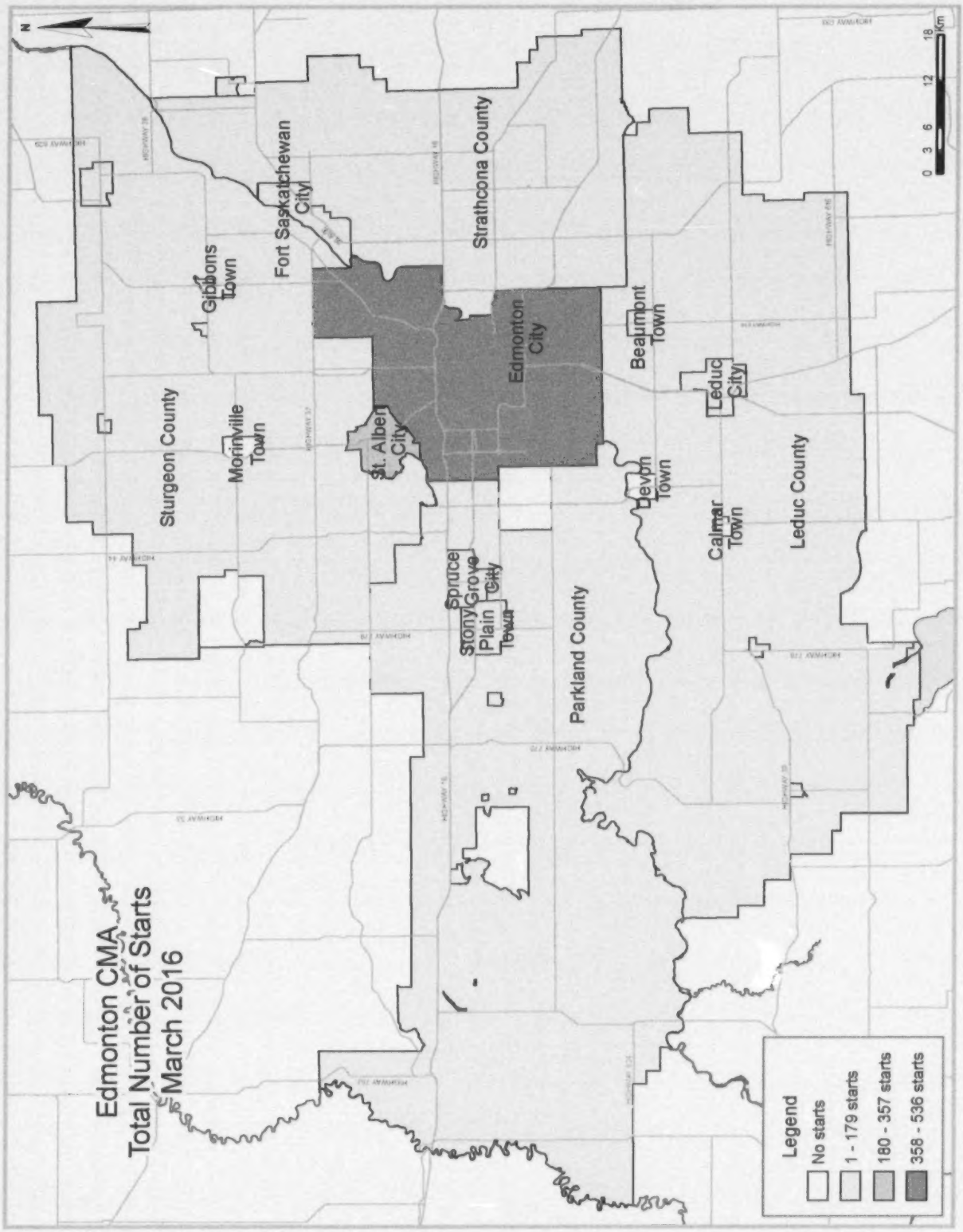
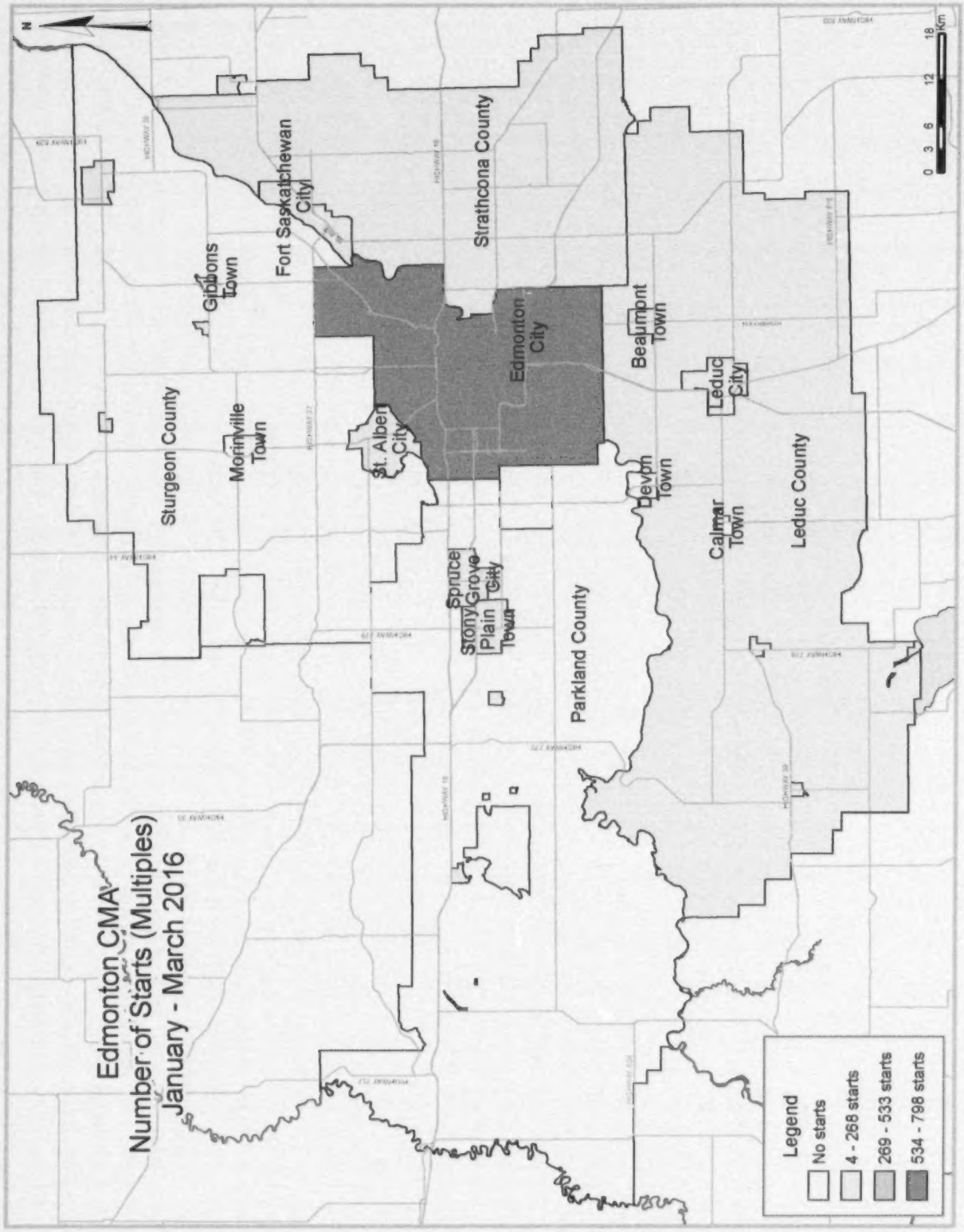
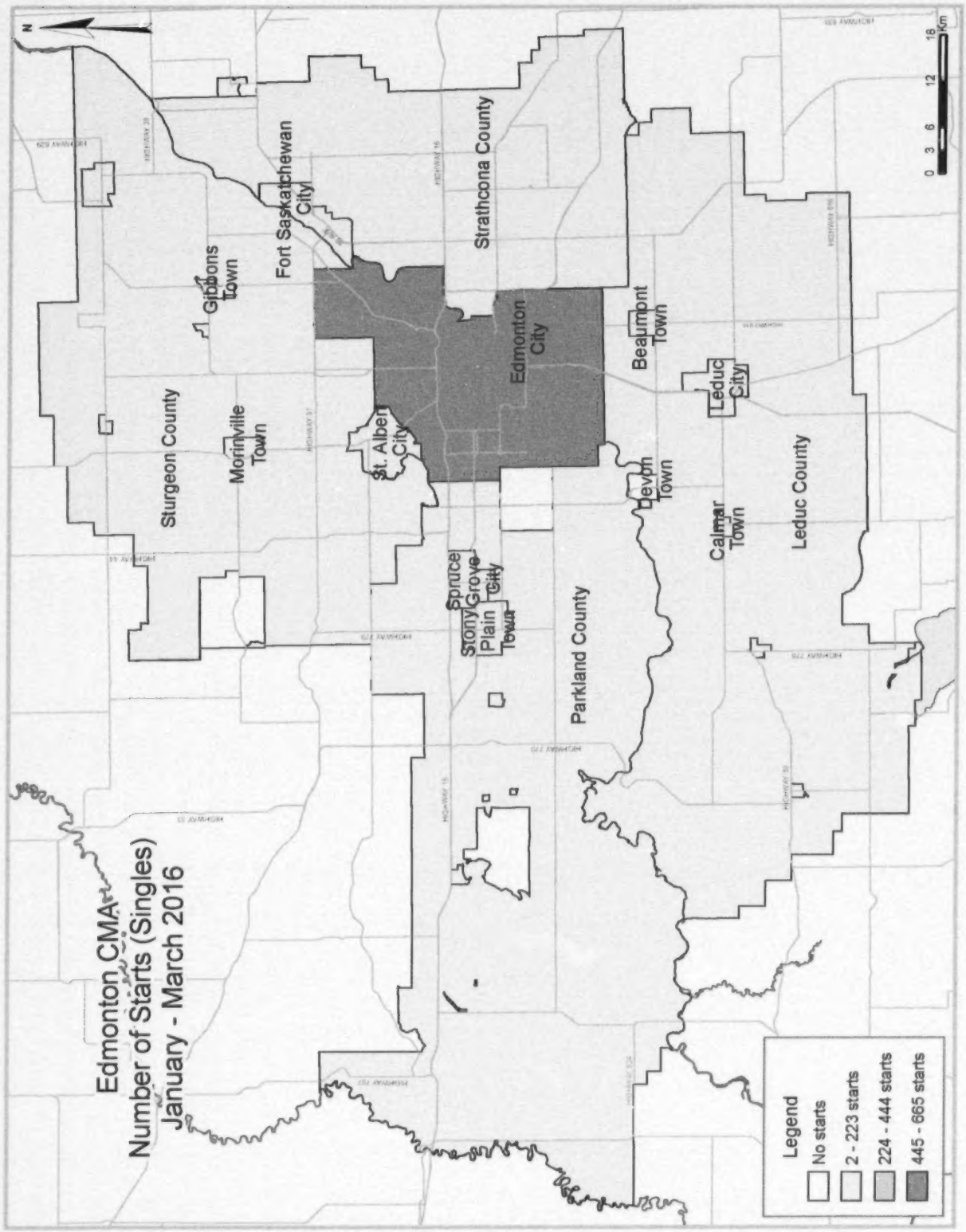
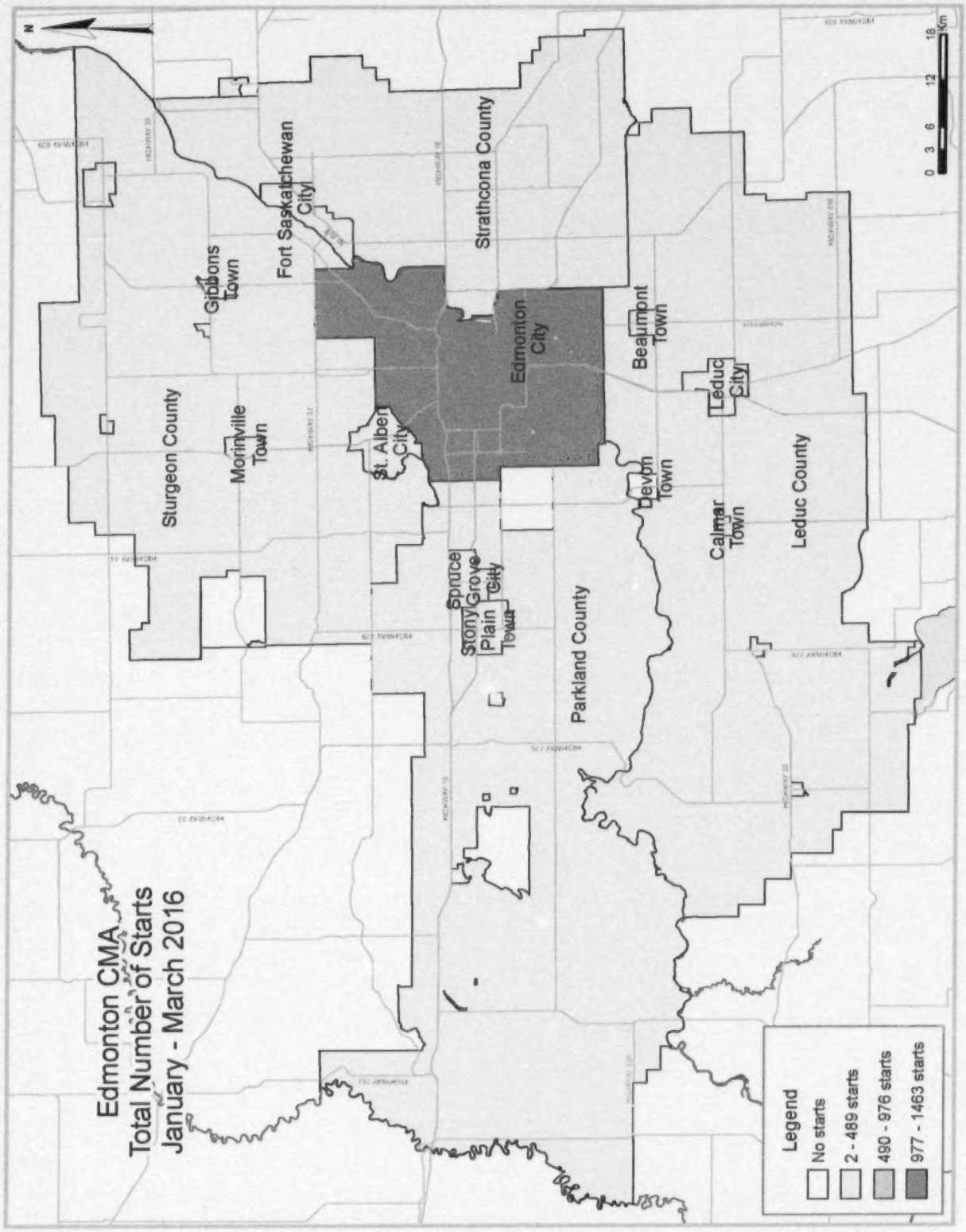

Edmonton CMA
Number of Starts (Multiples)
March 2016
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 106 starts
107 - 210 starts
211 - 315 starts


Edmonton CMA
Number of Starts (Singles)
March 2016
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 74 starts
75 - 147 starts
148 - 221 starts


Edmonton CMA
Total Number of Starts
March 2016
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 179 starts
180 - 357 starts
358 - 536 starts


Edmonton CMA
Number of Starts (Multiples)
January - March 2016
Legend
No starts
4 - 268 starts
269 - 533 starts
534 - 798 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Leduc County
Devon Town
Calmar Town
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
January - March 2016
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 223 starts
224 - 444 starts
445 - 665 starts


Edmonton CMA
Total Number of Starts
January - March 2016
N
0 3 6 12 18 Km
Legend
No starts
2 - 489 starts
490 - 976 starts
977 - 1463 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) March 2016		
Edmonton CMA[1]	February 2016	March 2016
Trend[2]	12,038	11,648
SAAR	8,069	11,126
	March 2015	March 2016
Actual		
March - Single-Detached	477	290
March - Multiples	1,250	584
March - Total	1,727	874
January to March - Single-Detached	1,422	878
January to March - Multiples	4,083	1,233
January to March - Total	5,505	2,111

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2016	290	132	7	0	75	370	0	0	874
March 2015	476	216	95	1	76	740	0	123	1,727
% Change	-39.1	-38.9	-92.6	-100.0	-1.3	-50.0	n/a	-100.0	-49.4
Year-to-date 2016	876	406	111	2	208	376	80	52	2,111
Year-to-date 2015	1,415	518	218	7	460	1,906	0	981	5,505
% Change	-38.1	-21.6	-49.1	-71.4	-54.8	-80.3	n/a	-94.7	-61.7
UNDER CONSTRUCTION									
March 2016	2,846	1,200	359	6	934	4,753	440	2,756	13,294
March 2015	4,443	1,658	437	11	1,016	5,655	95	3,121	16,436
% Change	-35.9	-27.6	-17.8	-45.5	-8.1	-16.0	**	-11.7	-19.1
COMPLETIONS									
March 2016	456	196	32	0	74	17	0	466	1,241
March 2015	694	200	14	2	113	93	3	453	1,572
% Change	-34.3	-2.0	128.6	-100.0	-34.5	-81.7	-100.0	2.9	-21.1
Year-to-date 2016	1,364	620	107	1	188	250	29	1,155	3,714
Year-to-date 2015	1,659	526	130	5	348	254	40	839	3,801
% Change	-17.8	17.9	-17.7	-80.0	-46.0	-1.6	-27.5	37.7	-2.3
COMPLETED & NOT ABSORBED									
March 2016	841	500	71	0	95	303	n/a	n/a	1,810
March 2015	592	216	21	0	73	144	n/a	n/a	1,046
% Change	42.1	131.5	**	n/a	30.1	110.4	n/a	n/a	73.0
ABSORBED									
March 2016	442	160	30	1	62	37	n/a	n/a	732
March 2015	664	203	16	2	106	88	n/a	n/a	1,079
% Change	-33.4	-21.2	87.5	-50.0	-41.5	-58.0	n/a	n/a	-32.2
Year-to-date 2016	1,293	515	87	1	152	256	n/a	n/a	2,304
Year-to-date 2015	1,588	540	72	6	339	266	n/a	n/a	2,811
% Change	-18.6	-4.6	20.8	-83.3	-55.2	-3.8	n/a	n/a	-18.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
March 2016	221	74	7	0	61	173	0	0	536
March 2015	352	142	95	0	54	732	0	71	1,446
Beaumont Town									
March 2016	7	2	0	0	0	0	0	0	9
March 2015	10	0	0	0	0	0	0	0	10
Devon Town									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
March 2016	8	8	0	0	0	0	0	0	16
March 2015	10	20	0	0	0	0	0	48	78
Leduc City									
March 2016	3	6	0	0	0	0	0	0	9
March 2015	12	12	0	0	0	0	0	0	24
Leduc County									
March 2016	3	0	0	0	0	0	0	0	3
March 2015	3	0	0	0	0	0	0	0	3
Morinville Town									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	4	0	0	0	0	0	0	0	4
Parkland County									
March 2016	4	0	0	0	0	0	0	0	4
March 2015	9	0	0	0	0	0	0	0	9
Spruce Grove City									
March 2016	7	16	0	0	4	0	0	0	27
March 2015	27	16	0	0	10	0	0	0	53
St. Albert City									
March 2016	16	18	0	0	8	197	0	0	239
March 2015	14	0	0	0	0	8	0	0	22
Stony Plain Town									
March 2016	4	4	0	0	0	0	0	0	8
March 2015	5	2	0	0	4	0	0	0	11
Strathcona County									
March 2016	10	4	0	0	2	0	0	0	16
March 2015	18	24	0	1	8	0	0	0	51
Sturgeon County									
March 2016	6	0	0	0	0	0	0	0	6
March 2015	11	0	0	0	0	0	0	0	11
Remainder of the CMA									
March 2016	1	0	0	0	0	0	0	0	1
March 2015	1	0	0	0	0	0	0	4	5
First Nations									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
March 2016	290	132	7	0	75	370	0	0	874
March 2015	476	216	95	1	76	740	0	123	1,727

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
March 2016	1,890	914	245	6	803	4,111	192	2,140	10,301
March 2015	3,035	1,202	390	8	813	5,123	7	2,400	12,978
Beaumont Town									
March 2016	137	28	13	0	0	8	65	63	314
March 2015	108	24	4	0	0	0	0	0	136
Devon Town									
March 2016	3	0	0	0	0	0	0	0	3
March 2015	6	0	0	0	0	0	0	0	6
Fort Saskatchewan City									
March 2016	40	52	7	0	13	0	66	48	226
March 2015	142	98	4	1	6	0	47	48	346
Leduc City									
March 2016	131	32	8	0	23	0	4	90	288
March 2015	193	94	28	0	21	160	37	104	637
Leduc County									
March 2016	87	4	3	0	0	0	0	0	94
March 2015	136	0	0	0	0	0	0	0	136
Morinville Town									
March 2016	28	8	0	0	0	3	0	36	75
March 2015	60	0	3	0	4	0	0	36	103
Parkland County									
March 2016	97	0	0	0	0	0	0	0	97
March 2015	106	4	0	0	0	0	0	0	110
Spruce Grove City									
March 2016	86	96	68	0	31	124	38	0	443
March 2015	176	148	8	0	61	68	0	104	565
St. Albert City									
March 2016	103	42	0	0	40	316	0	110	611
March 2015	104	18	0	0	42	137	0	188	489
Stony Plain Town									
March 2016	26	14	3	0	16	135	71	66	331
March 2015	56	28	0	0	20	0	0	0	104
Strathcona County									
March 2016	124	8	4	0	8	56	0	199	399
March 2015	182	40	0	2	49	167	0	237	677
Sturgeon County									
March 2016	62	0	0	0	0	0	0	0	62
March 2015	90	0	0	0	0	0	0	0	90
Remainder of the CMA									
March 2016	32	2	8	0	0	0	4	4	50
March 2015	49	2	0	0	0	0	4	4	59
First Nations									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
March 2016	2,846	1,200	359	6	934	4,753	440	2,756	13,294
March 2015	4,443	1,658	437	11	1,016	5,655	95	3,121	16,436

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
March 2016	310	138	16	0	59	17	0	405	945
March 2015	416	128	11	2	110	93	3	310	1,073
Beaumont Town									
March 2016	12	4	0	0	0	0	0	0	16
March 2015	11	0	0	0	0	0	0	0	11
Devon Town									
March 2016	0	2	0	0	0	0	0	0	2
March 2015	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
March 2016	4	6	0	0	4	0	0	0	14
March 2015	16	6	0	0	0	0	0	0	22
Leduc City									
March 2016	31	12	16	0	3	0	0	0	62
March 2015	30	2	0	0	0	0	0	0	32
Leduc County									
March 2016	8	0	0	0	0	0	0	0	8
March 2015	10	0	0	0	0	0	0	0	10
Morinville Town									
March 2016	5	0	0	0	0	0	0	0	5
March 2015	8	0	0	0	0	0	0	0	8
Parkland County									
March 2016	12	0	0	0	0	0	0	0	12
March 2015	30	2	0	0	0	0	0	0	32
Spruce Grove City									
March 2016	17	14	0	0	0	0	0	0	31
March 2015	80	36	3	0	0	0	0	143	262
St. Albert City									
March 2016	12	12	0	0	0	0	0	0	24
March 2015	41	4	0	0	0	0	0	0	45
Stony Plain Town									
March 2016	2	6	0	0	0	0	0	0	8
March 2015	13	18	0	0	3	0	0	0	34
Strathcona County									
March 2016	25	2	0	0	4	0	0	61	92
March 2015	20	4	0	0	0	0	0	0	24
Sturgeon County									
March 2016	15	0	0	0	0	0	0	0	15
March 2015	13	0	0	0	0	0	0	0	13
Remainder of the CMA									
March 2016	3	0	0	0	4	0	0	0	7
March 2015	5	0	0	0	0	0	0	0	5
First Nations									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
March 2016	456	196	32	0	74	17	0	466	1,241
March 2015	694	200	14	2	113	93	3	453	1,572

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
March 2016	499	278	39	0	41	236	n/a	n/a	1,093
March 2015	270	104	8	0	43	110	n/a	n/a	535
Beaumont Town									
March 2016	23	5	8	0	0	0	n/a	n/a	36
March 2015	23	1	0	0	0	0	n/a	n/a	24
Devon Town									
March 2016	0	2	0	0	0	0	n/a	n/a	2
March 2015	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
March 2016	66	56	3	0	5	0	n/a	n/a	130
March 2015	55	13	0	0	1	0	n/a	n/a	69
Leduc City									
March 2016	69	25	15	0	2	0	n/a	n/a	111
March 2015	53	18	0	0	1	0	n/a	n/a	72
Leduc County									
March 2016	7	0	0	0	0	0	n/a	n/a	7
March 2015	7	0	0	0	0	0	n/a	n/a	7
Morinville Town									
March 2016	14	4	0	0	0	0	n/a	n/a	18
March 2015	1	2	0	0	0	0	n/a	n/a	3
Parkland County									
March 2016	7	0	0	0	0	0	n/a	n/a	7
March 2015	9	2	0	0	0	0	n/a	n/a	11
Spruce Grove City									
March 2016	50	69	0	0	6	27	n/a	n/a	152
March 2015	60	34	7	0	0	34	n/a	n/a	135
St. Albert City									
March 2016	36	19	0	0	6	0	n/a	n/a	61
March 2015	46	5	0	0	3	0	n/a	n/a	54
Stony Plain Town									
March 2016	27	26	6	0	8	0	n/a	n/a	67
March 2015	26	30	6	0	10	0	n/a	n/a	72
Strathcona County									
March 2016	33	16	0	0	23	40	n/a	n/a	112
March 2015	36	7	0	0	15	0	n/a	n/a	58
Sturgeon County									
March 2016	4	0	0	0	0	0	n/a	n/a	4
March 2015	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
March 2016	6	0	0	0	4	0	n/a	n/a	10
March 2015	5	0	0	0	0	0	n/a	n/a	5
First Nations									
March 2016	0	0	0	0	0	0	n/a	n/a	0
March 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
March 2016	841	500	71	0	95	303	n/a	n/a	1,810
March 2015	592	216	21	0	73	144	n/a	n/a	1,046

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
March 2016	290	113	23	0	47	37	n/a	n/a	510
March 2015	418	153	11	2	96	88	n/a	n/a	768
Beaumont Town									
March 2016	8	2	1	0	0	0	n/a	n/a	11
March 2015	9	1	0	0	0	0	n/a	n/a	10
Devon Town									
March 2016	0	0	0	0	0	0	n/a	n/a	0
March 2015	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
March 2016	11	14	0	0	4	0	n/a	n/a	29
March 2015	21	9	0	0	0	0	n/a	n/a	30
Leduc City									
March 2016	22	5	6	0	2	0	n/a	n/a	35
March 2015	31	2	0	0	0	0	n/a	n/a	33
Leduc County									
March 2016	9	0	0	0	0	0	n/a	n/a	9
March 2015	7	0	0	0	0	0	n/a	n/a	7
Morinville Town									
March 2016	0	1	0	0	0	0	n/a	n/a	1
March 2015	9	0	0	0	0	0	n/a	n/a	9
Parkland County									
March 2016	13	0	0	0	0	0	n/a	n/a	13
March 2015	30	1	0	0	0	0	n/a	n/a	31
Spruce Grove City									
March 2016	25	10	0	0	0	0	n/a	n/a	35
March 2015	67	24	5	0	3	0	n/a	n/a	99
St. Albert City									
March 2016	11	7	0	0	0	0	n/a	n/a	18
March 2015	28	1	0	0	0	0	n/a	n/a	29
Stony Plain Town									
March 2016	5	3	0	0	1	0	n/a	n/a	9
March 2015	8	6	0	0	3	0	n/a	n/a	17
Strathcona County									
March 2016	29	5	0	1	8	0	n/a	n/a	43
March 2015	17	6	0	0	4	0	n/a	n/a	27
Sturgeon County									
March 2016	15	0	0	0	0	0	n/a	n/a	15
March 2015	13	0	0	0	0	0	n/a	n/a	13
Remainder of the CMA									
March 2016	4	0	0	0	0	0	n/a	n/a	4
March 2015	5	0	0	0	0	0	n/a	n/a	5
First Nations									
March 2016	0	0	0	0	0	0	n/a	n/a	0
March 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
March 2016	442	160	30	1	62	37	n/a	n/a	732
March 2015	664	203	16	2	106	88	n/a	n/a	1,079

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	% Change
Edmonton City	221	352	76	154	66	137	173	803	536	1,446	-62.9
Beaumont Town	7	10	2	0	0	0	0	0	9	10	-10.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	8	10	8	20	0	0	0	48	16	78	-79.5
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	3	12	6	12	0	0	0	0	9	24	-62.5
Leduc County	3	3	0	0	0	0	0	0	3	3	0.0
Morinville Town	0	4	0	0	0	0	0	0	0	4	-100.0
Parkland County	4	9	0	0	0	0	0	0	4	9	-55.6
Spruce Grove City	7	27	16	16	4	10	0	0	27	53	-49.1
St. Albert City	16	14	26	0	0	0	197	8	239	22	**
Stony Plain Town	4	5	4	2	0	4	0	0	8	11	-27.3
Strathcona County	10	19	6	32	0	0	0	0	16	51	-68.6
Sturgeon County	6	11	0	0	0	0	0	0	6	11	-45.5
Remainder of the CMA	1	1	0	0	0	0	0	4	1	5	-80.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	290	477	144	236	70	151	370	863	874	1,727	-49.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Edmonton City	665	1,006	294	416	321	586	183	2,667	1,463	4,675	-68.7
Beaumont Town	36	27	8	0	4	0	0	0	48	27	77.8
Calmar Town	2	2	0	0	0	0	0	0	2	2	0.0
Devon Town	0	3	0	0	0	0	0	0	0	3	-100.0
Fort Saskatchewan City	11	49	14	42	4	0	48	48	77	139	-44.6
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	26	45	16	20	4	8	0	14	46	87	-47.1
Leduc County	11	26	4	0	3	0	0	0	18	26	-30.8
Morinville Town	7	14	0	0	0	0	0	0	7	14	-50.0
Parkland County	13	27	0	0	0	0	0	0	13	27	-51.9
Spruce Grove City	27	80	30	48	40	14	0	0	97	142	-31.7
St. Albert City	29	40	40	4	0	0	197	16	266	60	**
Stony Plain Town	9	19	6	12	3	4	0	0	18	35	-48.6
Strathcona County	24	56	10	42	0	0	0	138	34	236	-85.6
Sturgeon County	16	24	0	0	0	0	0	0	16	24	-33.3
Remainder of the CMA	2	4	0	0	4	0	0	4	6	8	-25.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	878	1,422	422	584	383	612	428	2,887	2,111	5,505	-61.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Edmonton City	66	137	0	0	173	732	0	71
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	48
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	10	0	0	0	0	0	0
St. Albert City	0	0	0	0	197	8	0	0
Stony Plain Town	0	4	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	70	151	0	0	370	740	0	123

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	241	586	80	0	179	1,781	4	886
Beaumont Town	4	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	48	48
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	8	0	0	0	0	0	14
Leduc County	3	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	40	14	0	0	0	0	0	0
St. Albert City	0	0	0	0	197	16	0	0
Stony Plain Town	3	4	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	109	0	29
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	303	612	80	0	376	1,906	52	981

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Edmonton City	302	589	234	786	0	71	536	1,446
Beaumont Town	9	10	0	0	0	0	9	10
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	16	30	0	0	0	48	16	78
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	9	24	0	0	0	0	9	24
Leduc County	3	3	0	0	0	0	3	3
Morinville Town	0	4	0	0	0	0	0	4
Parkland County	4	9	0	0	0	0	4	9
Spruce Grove City	23	43	4	10	0	0	27	53
St. Albert City	34	14	205	8	0	0	239	22
Stony Plain Town	8	7	0	4	0	0	8	11
Strathcona County	14	42	2	9	0	0	16	51
Sturgeon County	6	11	0	0	0	0	6	11
Remainder of the CMA	1	1	0	0	0	4	1	5
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	429	787	445	817	0	123	874	1,727

Table 2.5: Starts by Submarket and by Intended Market January - March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	1,006	1,570	373	2,219	84	886	1,463	4,675
Beaumont Town	48	27	0	0	0	0	48	27
Calmar Town	2	2	0	0	0	0	2	2
Devon Town	0	3	0	0	0	0	0	3
Fort Saskatchewan City	29	91	0	0	48	48	77	139
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	46	73	0	0	0	14	46	87
Leduc County	18	26	0	0	0	0	18	26
Morinville Town	7	14	0	0	0	0	7	14
Parkland County	13	27	0	0	0	0	13	27
Spruce Grove City	93	132	4	10	0	0	97	142
St. Albert City	61	44	205	16	0	0	266	60
Stony Plain Town	18	31	0	4	0	0	18	35
Strathcona County	30	83	4	124	0	29	34	236
Sturgeon County	16	24	0	0	0	0	16	24
Remainder of the CMA	6	4	0	0	0	4	6	8
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,393	2,151	586	2,373	132	981	2,111	5,505

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	% Change
Edmonton City	310	418	142	142	71	110	422	403	945	1,073	-11.9
Beaumont Town	12	11	4	0	0	0	0	0	16	11	45.5
Calmar Town	0	2	0	0	0	0	0	0	0	2	-100.0
Devon Town	0	1	2	0	0	0	0	0	2	1	100.0
Fort Saskatchewan City	4	16	6	6	4	0	0	0	14	22	-36.4
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	31	30	12	2	19	0	0	0	62	32	93.8
Leduc County	8	10	0	0	0	0	0	0	8	10	-20.0
Morinville Town	5	8	0	0	0	0	0	0	5	8	-37.5
Parkland County	12	30	0	2	0	0	0	0	12	32	-62.5
Spruce Grove City	17	80	14	36	0	3	0	143	31	262	-88.2
St. Albert City	12	41	12	4	0	0	0	0	24	45	-46.7
Stony Plain Town	2	13	6	18	0	3	0	0	8	34	-76.5
Strathcona County	25	20	6	4	0	0	61	0	92	24	**
Sturgeon County	15	13	0	0	0	0	0	0	15	13	15.4
Remainder of the CMA	3	3	0	0	4	0	0	0	7	3	133.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	456	696	204	214	98	116	483	546	1,241	1,572	-21.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Edmonton City	965	1,092	464	418	213	371	1,120	878	2,762	2,759	0.1
Beaumont Town	31	35	16	0	0	0	0	0	47	35	34.3
Calmar Town	4	8	0	0	0	0	0	0	4	8	-50.0
Devon Town	0	3	2	0	0	0	0	0	2	3	-33.3
Fort Saskatchewan City	33	54	28	18	19	0	48	0	128	72	77.8
Gibbons Town	1	1	0	0	0	0	0	0	1	1	0.0
Leduc City	59	83	16	28	28	52	160	0	263	163	61.3
Leduc County	26	18	0	0	0	0	0	0	26	18	44.4
Morinville Town	11	15	8	2	0	0	0	0	19	17	11.8
Parkland County	26	45	0	2	0	0	0	0	26	47	-44.7
Spruce Grove City	50	120	52	58	4	15	16	143	122	336	-63.7
St. Albert City	35	71	22	18	16	0	0	72	73	161	-54.7
Stony Plain Town	15	27	14	24	4	3	0	0	33	54	-38.9
Strathcona County	73	58	34	20	0	13	61	0	168	91	84.6
Sturgeon County	31	32	0	0	0	0	0	0	31	32	-3.1
Remainder of the CMA	5	4	0	0	4	0	0	0	9	4	125.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	1,365	1,666	656	588	288	454	1,405	1,093	3,714	3,801	-2.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Edmonton City	71	107	0	3	17	93	405	310
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	19	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	3	0	0	0	0	0	143
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	3	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	61	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	98	113	0	3	17	93	466	453

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	206	368	7	3	250	254	870	624
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	12	0	7	0	0	0	48	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	28	17	0	35	0	0	160	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	15	4	0	0	0	16	143
St. Albert City	5	0	11	0	0	0	0	72
Stony Plain Town	4	3	0	0	0	0	0	0
Strathcona County	0	13	0	0	0	0	61	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	259	416	29	38	250	254	1,155	839

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2016

Submarket	Freehold		Condominium		Rental		Total*	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Edmonton City	464	555	76	205	405	313	945	1,073
Beaumont Town	16	11	0	0	0	0	16	11
Calmar Town	0	2	0	0	0	0	0	2
Devon Town	2	1	0	0	0	0	2	1
Fort Saskatchewan City	10	22	4	0	0	0	14	22
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	59	32	3	0	0	0	62	32
Leduc County	8	10	0	0	0	0	8	10
Morinville Town	5	8	0	0	0	0	5	8
Parkland County	12	32	0	0	0	0	12	32
Spruce Grove City	31	119	0	0	0	143	31	262
St. Albert City	24	45	0	0	0	0	24	45
Stony Plain Town	8	31	0	3	0	0	8	34
Strathcona County	27	24	4	0	61	0	92	24
Sturgeon County	15	13	0	0	0	0	15	13
Remainder of the CMA	3	3	4	0	0	0	7	3
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	684	908	91	208	466	456	1,241	1,572

Table 3.5: Completions by Submarket and by Intended Market
January - March 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	1,486	1,570	399	560	877	629	2,762	2,759
Beaumont Town	47	35	0	0	0	0	47	35
Calmar Town	4	8	0	0	0	0	4	8
Devon Town	2	3	0	0	0	0	2	3
Fort Saskatchewan City	64	68	9	4	55	0	128	72
Gibbons Town	1	1	0	0	0	0	1	1
Leduc City	100	123	3	5	160	35	263	163
Leduc County	26	18	0	0	0	0	26	18
Morinville Town	19	17	0	0	0	0	19	17
Parkland County	26	47	0	0	0	0	26	47
Spruce Grove City	102	193	0	0	20	143	122	336
St. Albert City	57	75	5	14	11	72	73	161
Stony Plain Town	29	51	4	3	0	0	33	54
Strathcona County	92	70	15	21	61	0	168	91
Sturgeon County	31	32	0	0	0	0	31	32
Remainder of the CMA	5	4	4	0	0	0	9	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	2,091	2,315	439	607	1,184	879	3,714	3,801

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
March 2016	62	21.4	77	26.6	80	27.6	34	11.7	37	12.8	290	510,000	552,379
March 2015	53	12.9	110	26.8	112	27.3	62	15.1	74	18.0	411	535,000	601,379
Year-to-date 2016	124	13.6	241	26.5	281	30.8	125	13.7	140	15.4	911	535,000	582,286
Year-to-date 2015	124	11.6	306	28.5	309	28.8	143	13.3	190	17.7	1,072	530,000	599,784
Beaumont Town													
March 2016	2	25.0	3	37.5	0	0.0	3	37.5	0	0.0	8	0	482,910
March 2015	1	11.1	6	66.7	1	11.1	1	11.1	0	0.0	9	0	476,592
Year-to-date 2016	7	26.9	10	38.5	5	19.2	4	15.4	0	0.0	26	447,500	463,052
Year-to-date 2015	3	10.3	11	37.9	7	24.1	7	24.1	1	3.4	29	580,000	524,871
Calmar Town													
March 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
March 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2016	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	0	0
Year-to-date 2015	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	0	354,547
Devon Town													
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
March 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	0	0
Fort Saskatchewan City													
March 2016	1	9.1	5	45.5	4	36.4	1	9.1	0	0.0	11	500,000	492,173
March 2015	3	14.3	10	47.6	7	33.3	1	4.8	0	0.0	21	485,000	491,476
Year-to-date 2016	8	22.9	16	45.7	9	25.7	2	5.7	0	0.0	35	465,000	462,563
Year-to-date 2015	6	12.8	24	51.1	12	25.5	4	8.5	1	2.1	47	480,000	494,128
Gibbons Town													
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
Leduc City													
March 2016	4	18.2	8	36.4	5	22.7	3	13.6	2	9.1	22	472,500	504,865
March 2015	6	19.4	14	45.2	9	29.0	1	3.2	1	3.2	31	450,000	479,511
Year-to-date 2016	7	17.1	18	43.9	9	22.0	4	9.8	3	7.3	41	477,500	500,459
Year-to-date 2015	25	34.2	32	43.8	13	17.8	2	2.7	1	1.4	73	425,000	441,883
Leduc County													
March 2016	2	22.2	3	33.3	2	22.2	0	0.0	2	22.2	9	0	541,775
March 2015	2	28.6	4	57.1	0	0.0	1	14.3	0	0.0	7	0	431,226
Year-to-date 2016	5	22.7	5	22.7	3	13.6	3	13.6	6	27.3	22	580,000	565,804
Year-to-date 2015	3	17.6	7	41.2	0	0.0	2	11.8	5	29.4	17	0	589,270
Morinville Town													
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
March 2015	4	44.4	3	33.3	1	11.1	1	11.1	0	0.0	9	0	413,444
Year-to-date 2016	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	0	0
Year-to-date 2015	9	60.0	4	26.7	1	6.7	1	6.7	0	0.0	15	0	413,223

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
March 2016	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	0	0
March 2015	0	0.0	0	0.0	0	0.0	2	20.0	8	80.0	10	800,000	970,815
Year-to-date 2016	2	33.3	0	0.0	1	16.7	0	0.0	3	50.0	6	0	0
Year-to-date 2015	1	5.9	1	5.9	0	0.0	4	23.5	11	64.7	17	800,000	892,006
Spruce Grove City													
March 2016	2	8.0	9	36.0	6	24.0	4	16.0	4	16.0	25	510,000	544,051
March 2015	12	18.2	23	34.8	21	31.8	6	9.1	4	6.1	66	495,000	505,513
Year-to-date 2016	7	12.3	26	45.6	14	24.6	5	8.8	5	8.8	57	490,000	505,443
Year-to-date 2015	27	25.2	35	32.7	29	27.1	11	10.3	5	4.7	107	480,000	490,255
St. Albert City													
March 2016	0	0.0	1	9.1	2	18.2	2	18.2	6	54.5	11	800,000	817,334
March 2015	0	0.0	4	15.4	4	15.4	2	7.7	16	61.5	26	737,500	723,108
Year-to-date 2016	0	0.0	7	20.6	6	17.6	7	20.6	14	41.2	34	660,000	709,233
Year-to-date 2015	0	0.0	5	9.4	8	15.1	8	15.1	32	60.4	53	717,500	730,699
Stony Plain Town													
March 2016	1	20.0	1	20.0	0	0.0	2	40.0	1	20.0	5	0	545,980
March 2015	1	14.3	3	42.9	3	42.9	0	0.0	0	0.0	7	0	479,667
Year-to-date 2016	2	16.7	5	41.7	0	0.0	3	25.0	2	16.7	12	0	515,920
Year-to-date 2015	6	35.3	6	35.3	4	23.5	0	0.0	1	5.9	17	0	428,129
Strathcona County													
March 2016	0	0.0	8	26.7	9	30.0	4	13.3	9	30.0	30	550,000	658,730
March 2015	1	6.7	2	13.3	5	33.3	4	26.7	3	20.0	15	585,000	685,200
Year-to-date 2016	1	1.4	18	25.4	22	31.0	11	15.5	19	26.8	71	545,000	655,477
Year-to-date 2015	2	4.1	13	26.5	16	32.7	5	10.2	13	26.5	49	565,000	729,020
Sturgeon County													
March 2016	2	13.3	1	6.7	3	20.0	2	13.3	7	46.7	15	640,000	770,667
March 2015	0	0.0	1	10.0	2	20.0	2	20.0	5	50.0	10	680,000	695,100
Year-to-date 2016	5	17.2	4	13.8	5	17.2	4	13.8	11	37.9	29	640,000	697,586
Year-to-date 2015	1	3.7	7	25.9	7	25.9	2	7.4	10	37.0	27	590,000	675,593
Remainder of the CMA													
March 2016	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	0	0
March 2015	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	0	0
Year-to-date 2016	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	0	0
Year-to-date 2015	2	66.7	0	0.0	0	0.0	1	33.3	0	0.0	3	0	0
First Nations													
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
March 2016	78	18.1	116	26.9	112	25.9	55	12.7	71	16.4	432	515,000	568,355
March 2015	86	13.7	180	28.7	166	26.5	84	13.4	111	17.7	627	525,000	587,116
Year-to-date 2016	179	14.2	352	28.0	355	28.2	168	13.4	204	16.2	1,258	525,000	577,799
Year-to-date 2015	216	14.1	452	29.4	407	26.5	190	12.4	270	17.6	1,535	520,000	587,331

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2016						
Submarket	March 2016	March 2015	% Change	YTD 2016	YTD 2015	% Change
Edmonton City	552,379	601,379	-8.1	582,286	599,784	-2.9
Beaumont Town	482,910	476,592	1.3	463,052	524,871	-11.8
Calmar Town	-	-	n/a	-	354,547	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	492,173	491,476	0.1	462,563	494,128	-6.4
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	504,865	479,511	5.3	500,459	441,883	13.3
Leduc County	541,775	431,226	25.6	565,804	589,270	-4.0
Morinville Town	-	413,444	n/a	-	413,223	n/a
Parkland County	-	970,815	n/a	-	892,006	n/a
Spruce Grove City	544,051	505,513	7.6	505,443	490,255	3.1
St. Albert City	817,334	723,108	13.0	709,233	730,699	-2.9
Stony Plain Town	545,980	479,667	13.8	515,920	428,129	20.5
Strathcona County	658,730	685,200	-3.9	655,477	729,020	-10.1
Sturgeon County	770,667	695,100	10.9	697,586	675,593	3.3
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	568,355	587,116	-3.2	577,799	587,331	-1.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton March 2016										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	763	-22.7	1,363	2,622	2,983	45.7	368,973	7.4	378,041
	February	1,044	-16.7	1,361	2,731	2,905	46.9	359,392	0.7	364,721
	March	1,641	-6.1	1,504	3,578	2,947	51.0	371,118	3.5	365,284
	April	1,820	-13.3	1,498	3,788	2,944	50.9	373,526	3.0	367,182
	May	1,999	-10.6	1,599	3,718	2,751	58.1	377,519	2.5	366,046
	June	2,244	2.6	1,600	3,679	2,722	58.8	375,622	2.2	366,415
	July	2,018	-3.0	1,641	3,555	2,971	55.2	369,273	2.7	367,067
	August	1,684	-3.0	1,622	3,259	3,174	51.1	366,286	1.1	365,482
	September	1,632	-8.2	1,555	3,111	3,106	50.1	363,847	-1.0	363,429
	October	1,349	-16.3	1,518	2,554	2,915	52.1	369,793	2.8	376,636
	November	1,224	-4.4	1,563	2,093	3,205	48.8	365,245	-3.3	370,920
	December	809	-6.0	1,404	1,419	3,484	40.3	359,333	1.0	368,706
2016	January	700	-8.3	1,312	2,667	3,153	41.6	339,397	-8.0	346,893
	February	934	-10.5	1,193	2,982	3,011	39.6	357,718	-0.5	364,797
	March	1,524	-7.1	1,330	3,515	2,848	46.7	374,696	1.0	367,068
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	3,448	-13.6		8,931			367,093	3.6	
	Q1 2016	3,158	-8.4		9,164			361,850	-1.4	
	YTD 2015	3,448	-13.6		8,931			367,093	3.6	
	YTD 2016	3,158	-8.4		9,164			361,850	-1.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
March 2016

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	91.4	130.5	749	4.9	72.4	1,056
	February	567	2.89	4.74	91.6	131.6	753	5.0	72.7	1,060
	March	567	2.89	4.74	91.5	132.6	754	5.4	73.0	1,065
	April	561	2.89	4.64	91.5	132.8	753	5.9	73.2	1,076
	May	561	2.89	4.64	91.6	133.3	752	6.3	73.2	1,103
	June	561	2.89	4.64	91.5	134.1	754	5.9	72.9	1,113
	July	561	2.89	4.64	91.5	134.1	755	5.7	72.6	1,115
	August	561	2.89	4.64	91.5	134.7	758	5.6	72.7	1,109
	September	561	2.89	4.64	91.5	134.4	762	6.0	73.3	1,105
	October	561	2.89	4.64	91.8	134.8	769	6.1	73.9	1,105
	November	561	3.14	4.64	91.7	134.5	775	6.2	74.4	1,099
	December	561	3.14	4.64	91.7	133.2	776	6.3	74.5	1,103
2016	January	561	3.14	4.64	91.7	133.4	777	6.5	74.7	1,098
	February	561	3.14	4.64	91.7	133.3	778	6.8	75.0	1,108
	March	561	3.14	4.64		134.7	782	6.9	75.3	1,113
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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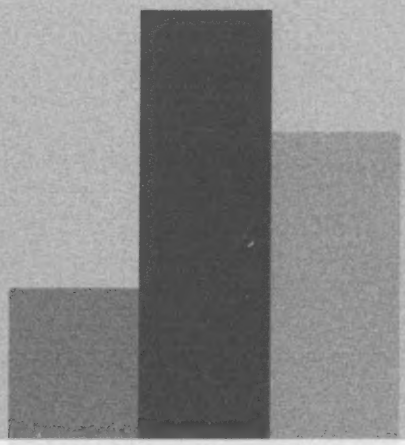

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- Housing Now, Canada
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